

1 MINUTES
2 PLANNING BOARD MEETING
3 January 7, 2003
4

5 Those present: Helen Lemoine, Larry Marsh, Tom Mahoney, Sue Bernstein, Ann Welles
6 Also present: Jay Grande
7

8 I. Miscellaneous Administrative
9

10 Jay stated the bond was released for Fafard in the amount of \$28,000. The vote
11 on that release was 3-0-2.
12

13 **Motion by Sue Bernstein that the Framingham Planning Board approve the**
14 **sign request by Old Navy subject to the rear sign should be black and the same font**
15 **as the former Mikasa sign and most of the other buildings. Motion was seconded by**
16 **Tom Mahoney. Vote: unanimous.**
17

18 The Annual Report is due to the Town Clerk's office and Jay distributed a draft
19 copy. He said this year's report is based on last year's. He asked Board members review
20 the summary of the activities for the year 2002. Larry Marsh referred to the Assessor's
21 report to the Selectmen and said looking forward, there is not a lot of commercial
22 development coming forward. The only commercial development on the short term
23 horizon is the build-out of Boston Properties and 3 downtown projects. Jay will
24 reference the PUD proposal in his Annual Report as well. There was discussion
25 regarding the Annual Report.
26

27 Jay stated there are some draft minutes that need to be reviewed and finalized.
28 Jay thought the minutes were fairly current. Sue asked if the administrative assistant
29 position was advertised. Jay said the deadline is January 15th for applications.
30

31 II. Continued Public Hearing for Special Permit for Planned Unit Development,
32 Villages at Danforth Farm off Danforth Street
33

34 Peter Barbieri, attorney for the Applicant, addressed the Board. Jack O'Neil,
35 National Development and Mike Tucker of VHB were present. Tonight's hearing
36 focuses on issues of sewer and water, Helen said. Mike Tucker stated they have been
37 working with DPW and SEA on the sewer and water issues. He said they are still
38 proposing to upgrade the water on OCP, Riverpath, and a portion of Danforth. Mike
39 showed where the existing 6" water line is. They propose to replace that with 8". Sue
40 asked how that will impact individual homeowners. Mike said as part of the
41 improvements, they will be providing new services from the new water line to
42 connections in the street. The physical connection from the home itself to the street will
43 remain the same. The connections will not adversely impact the homeowners. It is
44 approximately 2500' of water pipe and he estimated it would take several months to
45 complete. Mike showed a schematic drawing. Mike said some of the pipes are already at
46 existing capacity and when the work can be done will have to be worked out with the

1 DPW. Paul Brickman, SEA consultant for the Planning Board said they are in the
2 process of reviewing all the applicant's data. John Bertorelli and Peter Sellers were also
3 present. Peter Sellers said they are working with the developer to ensure the plans are in
4 the best interest of the town. They are discussing details and are working with them on
5 the water design. Peter said they are reviewing the scope of the work to determine when
6 the best possible time is to do the water improvements in the road. John Bertorelli had no
7 comments at this point of the discussion.

8
9 Mike said they had gone through what they could do on site in regards to sewer.
10 They are proposing gravity flow to a single pump station north of the aqueduct. That has
11 changed from previous plans based on comments from SEA and DPW. All of the area
12 within the project will flow rapidly to that pump station. The single family homes will be
13 connected to the gravity system and connected to the town system and not the pump
14 station. The pump station will have a chemical feed system to keep the sulfides down.
15 That will be monitored, he said. He said the offsite improvements include rerouting a
16 residential area that currently flows down and across the bridge and will now flow along
17 the same line and across the Danforth Street bridge. Mike said the existing sewer line
18 needs to be supported when the Danforth Street bridge is taken down and they are
19 providing to do that. Mike said they have been working closely with SEA and DPW and
20 this is an improved system and represents the best way to provide the sewer line to the
21 site. The current gravity line flow proposed is the best way to service that area. Offsite
22 improvements would have to be made prior to anything happening at the site, he said.
23 Paul has asked the developer to raise the level of the pipe which is hanging from the
24 Danforth Bridge to minimize the aesthetic impact. The wet well will be sized and shaped
25 accordingly so that it will minimize the time the sewage remains there. Paul said the
26 chemicals used in the system are non-toxic and is a calcium nitrate solution. Paul said
27 there will be no exposure to the public. The pump station will be below grade and will
28 have similar architecture to the dwellings in the area. There are no odors or noise
29 associated with the station, Paul said.

30
31 Mike said there will be a forced main and a single gravity line at the roadway
32 crossings. The per gallonage flow has not been studied, he said. Jack O'Neil said the
33 sewer gallonage calculations are based on the number of units and that is how they will
34 base their calculations for their sewer permit. Tom was glad to see that the new proposal
35 calls for one pump station and not the two that were originally proposed. Tom asked if
36 they investigated any new stations that might be able to be eliminated. Peter Barbieri
37 said DPW is doing that study and they are communicating with them to see if that is an
38 option. Peter Sellers noted they are working with the developer on that issue. Mike said
39 URS is following through on the MSD compliance letter as part of the requirements of
40 the State Environmental Labs. They are monitoring what they are doing and what they
41 file. Mike said the documentation will be filed at the State level but they will be filing a
42 Class C which has a 3-5 year life span and they would continue to test the wells for levels
43 of contaminants for a period of time. Sue said she thought SEA was to look at that data
44 and see if the conclusions were the same. Steve Geribo, SEA Consultants addressed the
45 issue. He said they are looking at the wells and are reviewing the data. They are not
46 prepared to offer any comments tonight on the issue. Sue hoped there would be a review

1 within a month as to what the methodology is and if SEA agrees with that. Steve said
2 they would have an opinion shortly. Jay said major points were addressed and SEA's
3 scope of work is to look at the wells and reports that were submitted to DEP.
4

5 Frank Reilly addressed the Board. He asked about gravity line feed to Saxonville
6 and its size. He asked about the chemicals and if they would be stored on site and said
7 the town should know the exact data, i.e., the name of the chemical, the amount, where
8 they will be stored, etc. Frank was concerned with the sewer line on Riverpath. He said
9 he asked if the town land was still involved and thought it was moved off the town land.
10 He has not seen that shown on any plans. Frank stated concern with the sewer rate in the
11 road. There is no sewer coming down Riverpath Drive to serve the development, Mike
12 stated. The existing homes on Riverpath are served off Birch. Jack said at the last
13 meeting there was a question of whether the roadway was on land that they own or the
14 town owns. Frank Generazzio's earlier layout was not within the limits of the land that
15 they own by rights and when the plan is further defined, the road will be within land
16 owned by the developer, Jack said. The layout of the road will fall within land they own
17 and control and have all rights to, Jack said. The plan before the Board tonight is not the
18 final plan, Helen said.
19

20 John Bertorelli addressed the Board and asked if the plains shown on the plan
21 were surveyed. The developer stated they do have maps. Debbie Cleveland said there
22 was concern about the amount of sewer going down Birch. Mike said they have not had
23 specific discussions about modifications to Birch or Brossi Circle. That could be
24 explored, he said. Sue said relative to the pumping station, she hoped that as part of the
25 final acceptance of the mitigation by the application by the town, that they could have a
26 set of protocols in terms of what is required for the chemicals, storage, transportation, etc.
27 Greg Doyle asked about the forced main construction and how it was selected. Using
28 Meadow Street sewer gave the greatest opportunity to put as much of the project on the
29 gravity line as they could. They are replacing the existing gravity system down Meadow.
30 They have not looked at Derby Street. The speaker asked that they look at Derby or
31 Hialeah. Paul Brickman said it does not represent as good a distribution to the sewerage
32 off the site and that is why Meadow was the best in terms of this development. Peter
33 Sellers concurred. Greg said from a system standpoint, he would like to see this type of
34 major infrastructure through the entire area for long term solutions. Helen said in light of
35 concurrence by DPW and SEA with the developer, if Board members wanted to pursue
36 looking into Mr. Doyle's suggestions. Tom concurred with SEA and DPW and said he
37 thought this was a long term solution. Ann agreed. Helen said Board members would
38 take the advice of the consultants and DPW.
39

40 Helen addressed the issue of hiring a 593 review for site design. Larry said he
41 had asked for that and it was a direct result of the last presentation by the applicant. It is
42 difficult for the Board to pass judgment on the design of the site because of its
43 complexity and phased construction. The town has no expertise in dealing with projects
44 of this size in terms of design review. He appreciated the opinions of those on the design
45 committee and residents in Saxonville but felt a site design review would serve the best
46 interest of Framingham. Board members concurred and Jay will seek proposals from

1 firms with urban planning design. Larry anticipated the Board would look at architecture
2 and character of what is being proposed. Jack said he thought that was part of the
3 preliminary design review and was concerned with a third party consultant altering the
4 design and detail that he thought that was better related to the site plan review phase.
5 Larry said it was important to see the concepts of what is being proposed on the site and
6 if the Board waited until the design review phase, it would be past when the decision
7 needs to be made. Helen said the architectural detail is not necessarily the level the
8 Board is looking for but the Board wants to see in general what it will look like.
9 renderings, etc. Larry was looking for enough to make him comfortable to vote a 700
10 unit density. Ann said personally she was comfortable seeing a footprint, proximity of
11 units to each other, massing of the units, and would like to see some recommendations.
12 Ann suggested "mock-ups" of the development but not something the developer would
13 be held to. Helen agreed. A power point presentation of the type of buildings they might
14 have seen elsewhere might be helpful, Sue said. Jack thought they could provide
15 renderings. Larry was not interested in detail but concept.

16
17 A gentlemen from Wayland addressed the Board. He asked if the Board would
18 consider an expert analysis on the construction impact on the Wayland communities. He
19 said the traffic impacts will be as important to Wayland as the aesthetic impacts are to
20 Saxonville. He said large machinery will traverse and impact the roads and he asked that
21 the construction impacts be analyzed. Helen said those concerns will be addressed at the
22 construction phase. Ann said that decisions of the Board deal with limitations regarding
23 construction traffic. Gerry Couto addressed the Board. He is also a member of the
24 Design Review Committee and a registered architect. The key at this point is to look at
25 the mass of the development. He thought a power point presentation of design
26 considerations for the project would be helpful. Robert O'Neil said the whole region
27 would be growing over the next 10 years and the density would impact Framingham
28 more than surrounding communities.

29
30 Helen asked Board members if they agreed to ask the Planning Board
31 Administrator to write a summary document of issues that have been addressed and
32 issues that remain. Jay said since so many comments have been received from
33 neighboring communities, organizations, residents, etc., he would like to compile and
34 consolidate the comments so they are not redundant. He thought it would be helpful to
35 track issues to make sure they are addressed adequately by the Board. Sue said at a prior
36 meeting the neighborhood groups have submitted commentary on the traffic reports and
37 asked the applicant if he was working on that. Jack said they have a draft report from
38 Scott Weiss that addresses most of the comments from the report submitted by Save our
39 Towns and he hoped to issue that in the next few days. Art Scarneo, Planning Board 593
40 Review will submit a cost estimate of the various mitigation components. Larry asked
41 the applicant to provide an estimate of the proposed projects. Jack was agreeable.

42
43 The next public hearing is scheduled for January 21st at 8:00 p.m., Helen noted.
44 Members discussed future meeting dates. February 11th, February 25th, March 11th will
45 be future hearing dates. Sue suggested the review on the site design be scheduled for
46 February 11th.

1
2 Helen stated that the public hearing would be continued to January 21st at 8:00
3 p.m.
4

5 **Motion by Sue Bernstein and seconded by Ann Welles to adjourn this**
6 **evening's meeting. Vote: unanimous.**
7

8 Respectfully submitted,
9

10 Nancy Starr-Ferguson
11 Recording Secretary
12

13 **These minutes were approved, with changes and/or amendments, at the Framingham*
14 *Planning Board meeting of November 25, 2003.*
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17 _____
18 *Helen Lemoine, Chairman*
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